



PLANNING BOARD

Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

Town of Brookline Massachusetts

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BROOKLINE PLANNING BOARD MEETING MINUTES Room 111, First Floor, Brookline Town Hall June 30, 2016 – 7:30 p.m.

Board Present: Linda Hamlin, Steven Heikin, Robert Cook, Sergio Modigliani, Matthew Oudens, and Mark Zarrillo

Staff Present: Polly Selkoe, Ashley Clark, Kara Brewton

Chair Linda Hamlin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

44 Coolidge Street (continued) - Convert existing single-family dwelling to a two-family dwelling and install surface parking for three additional vehicles, for a total of 5 off-street parking spaces (7/21) Pct. 9

Polly Selkoe presented the case and introduced Attorney Jeffrey Allen.

Attorney Allen stated the Assessor's records indicate that it is a one-family house. Mr. Allen argued the attributes of the house are that of a two-family dwelling. Mr. Allen stated the town records indicate that in 1990 the Rent Control Board referred to 44 Coolidge Street as an owner occupied two-family home. In a Board of Appeals decision later it was again referred to as a one family home. Attorney Allen described the parking requirements and distributed a photo from Google Earth showing where the parking has been traditionally located. Attorney Allen also distributed new plans indicating where the proposed parking spaces would be located.

The Planning Board inquired about the history of the home converting from a single-family home or a two-family home. The board asked specific questions regarding the number of kitchens and how the dwelling was used as a two-family.

Attorney Allen explained that during the 1990s, there were two sets of occupants under rent control. Mr. Modigliani inquired about the utilities and confirmed they are run through separate meters. Attorney Allen submitted utility bills for the board to review.

Linda Hamlin opened the discussion for public comment.

Michael Pringle, 21 Coolidge Street, referred to a letter he submitted and asked if anyone present from the public recall it being a two-family home.

Carolyn Kopans, 8 Coolidge Street, stated the area is crowded and was in opposition to the size of the proposed building.

Annette Pringle, 21 Coolidge Street, inquired about the parking situation.

George Abbott White, Town Meeting Member from Precinct 9, 143 Winchester Street, discussed the need to change the zoning to protect the neighborhood for large sized developments.

A resident stated he felt the development has a substantial impact and inquired if the proposed square footage is allowed.

Polly Selkoe from the Planning Department stated that in a T-5 district the allowed FAR is 1 and the proposed project is within their allowed FAR.

Mike Jacobs, 41 Coolidge Street, asked if the neighborhood could see the revised plan and read a letter from an abutter expressing opposition to the project.

Attorney Allen distributed copies of the plan the Planning Board was reviewing.

Lyn Rosenberg, 48 Coolidge Street, stated if this is allowed to be a two-family the board should consider allowing for fewer parking spaces.

Julie Palmer, an abutter, stated she is strongly affected by this project and feels the town should not allow these large conversions. Ms. Palmer reiterated what was previously mentioned regarding decreasing the number of parking spaces to four.

Carolyn Rosenthal, 8 Coolidge Street, commented that she does not feel someone should be able to disregard the rules and blame ignorance when they ask for relief.

Lev Vaysburd, 40 Coolidge Street, stated he does not have an issue with the size of the home but felt the house was a two-family home which was converted back into a single-family home. Mr. Vaysburd commented he did not understand how the plans were approved by the Building Department with the discrepancy.

Sergio Modigliani clarified the size of the house is by right and stated it is smaller than what is allowed by right. Mr. Modigliani stated for the public present to change this requirement, it would need to be approved during Town Meeting. Mr. Modigliani stated the two-family home status triggered a parking requirement and what the board is charged with reviewing.

The board discussed at length with the public the history of the parking requirements and past attempts to change the parking requirement in the bylaw.

Robert Cook stated four cars would be acceptable though three spaces would be preferable. Mr. Cook asked the other members of the board if they thought additional design review would be beneficial.

There was consensus among the board members that design review would not be beneficial or improve this project.

Steven Heikin felt there should be fewer parking spaces.

Mr. Oudens agreed with Mr. Cook in regards to four cars being preferable to the proposed five. Mr. Oudens felt eliminating the compact space seemed like a reasonable compromise.

Mr. Modigliani suggested the board consider the issue regarding the curb cuts. The drawing submitted this evening proposes to leave the curb cuts in place and needs to be adjusted. There should be an additional condition relating to the curb cuts if the board decides to approve the proposal.

Linda Hamlin and Mark Zarrillo were in opposition of this project.

Steven Heikin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (3-2): The Planning Board recommends approval of the site plan submitted by Peter Nolan, to the Planning Board on the evening of 6/30/2016 (*plans were incorrectly dated 12/10/2016*) with the provision that the 5th compact parking space be eliminated, which may require a variance from the Zoning Board of Appeals, if they find justification for that variance and floor plans and elevations submitted by Richard Volkin, dated 7/7/15. Should the Board of Appeals find that the standards for the grant of a special permit are satisfied, the Planning Board recommends the following conditions:

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit final floor plans and elevations stamped and signed by a registered architect, a final site plan that includes paving materials, a relocated curb cut aligned with the garage, and the elimination of the drive and new curb cut on the left side of the property, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit a final landscape plan indicating all counterbalancing amenities, subject to review and approval by the Assistant Director for Regulatory Planning.
3. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and elevations stamped and signed by a registered architect; and 3) evidence that the

Board of Appeals decision has been recorded at the Registry of Deeds.

In favor: Matthew Oudens, Sergio Modigliani, Steven Heikin and Robert Cook

In opposition: Mark Zarrillo and Linda Hamlin

1616 Beacon Street - Design review of revised plan for fourth story and deck Pct.

Polly Selkoe presented the case and described the proposed change to the previously approved skylight at 1616 Beacon Street.

Attorney Jeffrey Allen described the changes and stated the new skylight is not higher than the previously proposed skylight.

Mr. Oudens confirmed that they are reviewing 1616 Beacon Street again due to the slope in the skylight.

There was consensus from the Planning Board that this change was not a significant change from the plans previously approved on 3/3/2016 and required no further action.

PRESENTATION ON AND DISCUSSION OF ZONING LEGISLATION BEING CONSIDERED BY THE HOUSE OF REPRESENTATIVES

Zoning Reform Legislation, including Senate Bill 2311 and 2327, 'An Act to promote housing and sustainable development.'

Kara Brewton presented a handout highlighting sections in Senate Bill 2311 and 2327 that are of particular interest to the Town of Brookline. The handout was divided into three sections: topics, description, and Brookline Building and Planning Staff notes.

The board reviewed the highlighted sections and discussed their implications for the town.

The minutes for June 16, 2016 Planning Board Meeting were approved as amended.

The meeting was adjourned at 10:00 p.m.

Materials Reviewed During Meeting: Staff Reports, Site Plans, and Elevations